



To Let Modern Office Suite

Second Floor, 49 Botanic Avenue, Belfast BT7 1JR



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COMMERCIAL

028 90 500 100

SUMMARY

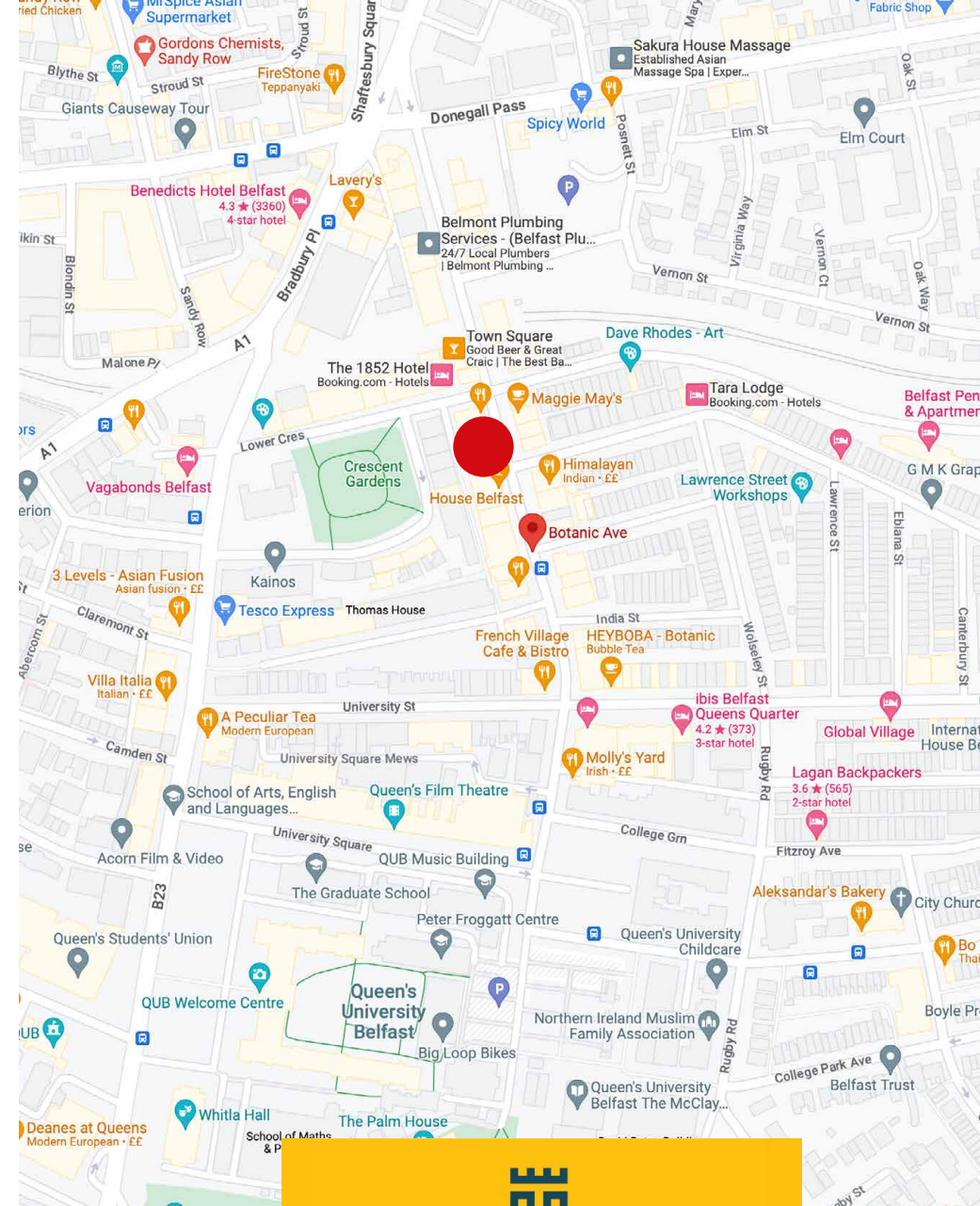
- Modern office suite of c.60sq.m (643sq.ft)
- Accessible location on popular Botanic Avenue
- Available immediately

LOCATION

- The subject premises occupy a popular and accessible location on Botanic Avenue in South Belfast in close proximity to Queens University and approximately 0.75 miles from Belfast City Centre.
- Botanic Avenue benefits from a high level of daytime and evening footfall. Surrounding occupiers include Boojum, Caffe Nero, Juice Bar and the House Hotel.

DESCRIPTION

- Modern office accommodation within a three storey building which occupies a popular and accessible location in South Belfast.
- Finished to a high specification throughout to include intercom access system, PVC double-glazed windows, carpeted floors, smooth plastered and painted walls and ceiling, fluorescent strip lighting and gas fired central heating.
- Suitable for a range of uses, subject to any necessary consents.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Shared entrance hallway.		
Second	Office	50.45	543
	Store	2.44	26
	Kitchen	6.92	74
	Communal Male & Female WCs		
Total Net Internal Area		59.81	643

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 3 years.
Rent:	£7,250 per annum, exclusive.
Rent Reviews:	Upwards only every three or five years.
Repairs & Insurance:	Tenant responsible for internal repairs.
Service Charge:	Levied to cover a fair proportion of external repairs, building insurance premium, upkeep of communal area and any other reasonable outgoings of the Landlord.

RATES

We understand from Lands & Property Services that the Net Annual Values are as follows:

Net Annual Value: £4,100

Rate in £ 2024/25 = 0.599362

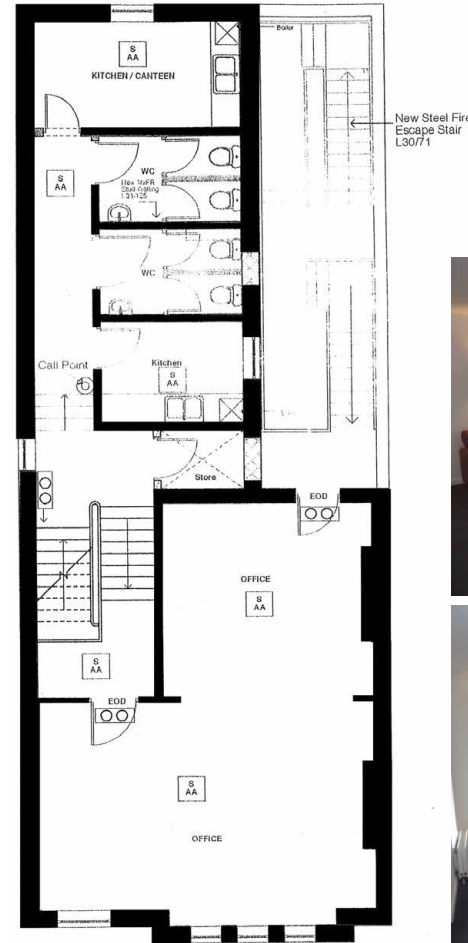
Rates payable 2024/25 = £1,843.03

(Inclusive of 25% Small Business Rates Relief)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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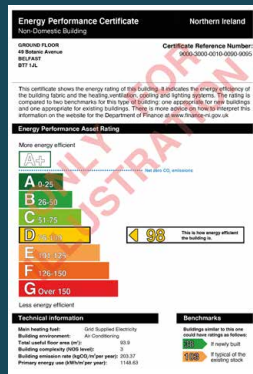
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EPC



CONTACT

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Layout Plan - Not to Scale

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